

10/28/2015

REPORTS OF COMMITTEES

12907

Reclassification Of Area Shown On Map No. 1-I.
(Application No. A-8086)
(Common Address: 101 -- 119 N. Albany Ave.)

[O2015-134]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 25 District symbols and indications as shown on Map Number 1-I in the area bounded by:

the alley next north of and parallel to West Washington Boulevard; a line 64.82 feet west of and parallel to North Sacramento Boulevard; West Washington Boulevard; and North Albany Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 1-I.
(Application No. A-8087)
(Common Address: 3100 -- 3135 W. Maypole Ave., 3101 --
3139 W. Randolph St. And 100 -- 124 N. Albany Ave.)

[O2015-135]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 25 and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 127.5 feet east of and parallel to North Kedzie Avenue; West Maypole Avenue; North Troy Street; West Maypole Avenue; North Albany Avenue; and West Washington Boulevard,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

10/28/2015

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Reclassification Of Area Shown On Map No. 1-I.
(Application No. A-8086)
(Common Address: 101 -- 119 N. Albany Ave.)

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to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 1-I.
(Application No. A-8087)
(Common Address: 3100 -- 3135 W. Maypole Ave., 3101 --
3139 W. Randolph St. And 100 -- 124 N. Albany Ave.)

[O2015-135]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 25 and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 127.5 feet east of and parallel to North Kedzie Avenue; West Maypole Avenue; North Troy Street; West Maypole Avenue; North Albany Avenue; and West Washington Boulevard,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 9, 2007

Mr. James G. Romas
Manager
East Garfield Square LLC
600 S. Hoyne Ave.
Third Floor
Chicago, IL 60612

Re: **Administrative Relief request for Residential Planned Development
No. 25, East Garfield Square, Phase IA, 3008-3018 W. Washington
Blvd.**

Dear Mr. Romas:

Please be advised that your request for a minor change to Residential Planned Development No. 25, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to allow market-rate dwelling units. The Planned Development Ordinance limits the use of the land to housing for elderly persons and related uses. In addition, you are requesting to substitute 9 residential market-rate units (4 single family detached residences and a townhouse structure containing 5 residential units) instead of 161 efficiency units and 108 dwelling units of housing for elderly persons. The proposed construction will result in a lower FAR, will be limited to a maximum building height of 33 feet and will provide a minimum of 1:1 parking.

The following drawings, prepared by WTW Architects Planners and Engineers, and dated April 9, 2007, shall be inserted into the main file in anticipation of Part II:

G1.0	General Information
AG-A1.0	Foundation Plan
AG-A1.1	First Floor Plan
AG-A1.2	Second Floor Plan
AG-A1.3	Third Floor Plan
AG-A2.0	North & South Exterior Elevations
AG-A2.1	North & South Exterior Elevations
AG-A3.0	Wall Sections
F-A1.0	Foundation, Basement, 1 st , 2 nd Floor Plans and Roof Plan
F-A2.0	Exterior Elevations
F-A3.0	Wall Sections
F-A3.1	Sections
F-A5.0	Interior Elevations
A6.0	Interior Details, Room Finish & Door Schedule
F-M1.0	Foundation, Basement, 1 st & 2 nd Floor Plans Mechanical



F-M1.1	Mechanical Details, Schedules & General Notes
F-P1.0	Plumbing Plans
F-P1.1	Piping Diagrams, Plumbing Fixtures & General Notes

With regard to your request, the Department of Planning and Development has determined that replacing elderly housing units with fewer market rate housing units does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 25, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Kathleen Nelson

1st Deputy Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD Files

(Continued from page 3666)

W. Washington Boulevard; N. Wood Street; W. Warren Boulevard; and N. Wolcott Avenue, to those of a C1-3 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 1-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and Residential Planned Development symbols and indications as shown on Map No. 1-I in the area bounded by

W. Maypole Avenue; N. Albany Avenue; the alley next north of and parallel to W. Washington Boulevard; a line 64.82 feet west of N. Sacramento Boulevard; W. Washington Boulevard; a line 300 feet west of N. Albany Avenue; W. Randolph Street; and a line 375 feet west of N. Albany Avenue,

to the designation of a Residential Planned Development (No. 25), as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3676 to 3680 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by

a line 37.7 feet south of W. Wabansia Avenue; the alley next east of and parallel to N. Kedzie Avenue; a line 362.7 feet south of W. Wabansia Avenue; and N. Kedzie Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 5-J in the area bounded by

W. Fullerton Avenue; a line 87.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 66 feet south of W. Fullerton Avenue; a line 94.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 116 feet south of W. Fullerton Avenue; and the alley next east of and parallel to N. Sawyer Avenue,

to those of a C1-2 Restricted Commercial District,

and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 9-J in the area bounded by

a line 78 feet south of N. Elston Avenue; N. Kimball Avenue; a line 145 feet north of W. Waveland Avenue; and the alley next west of and parallel to N. Kimball Avenue,

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-M.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 13-M in the area bounded by

W. Gunnison Street; N. Melvina Avenue; W. Lawrence Avenue; and a line 283.6 feet west of N. Melvina Avenue,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 18-C.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District, C1-2 Restricted Commercial District and C2-2 General Commercial District symbols and indications as shown on Map No. 18-C in the area bounded by

E. 75th Street; a line 100 feet east of S. Stony Island Avenue; the alley next south of and parallel to E. 75th Street; a line 104 feet 7¾ inches west of S. Cornell Avenue; E. 75th Street; S. Cornell Avenue; the alley next south of and parallel to E. 75th Street; the alley next east of and parallel to S. Cornell Avenue; a line 210 feet south of the alley next south of and parallel to E. 75th Street; S. Cornell Avenue; E. 76th Street; the alley next east of and parallel to S. Cornell Avenue; a line 120 feet 8 inches south of E. 76th Street; S. Cornell Avenue; E. 76th Street; and S. Stony Island Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3681 to 3685 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

8381

RESIDENTIAL PLANNED DEVELOPMENT NO. 25, as amended

PLAN OF DEVELOPMENT

Statements.

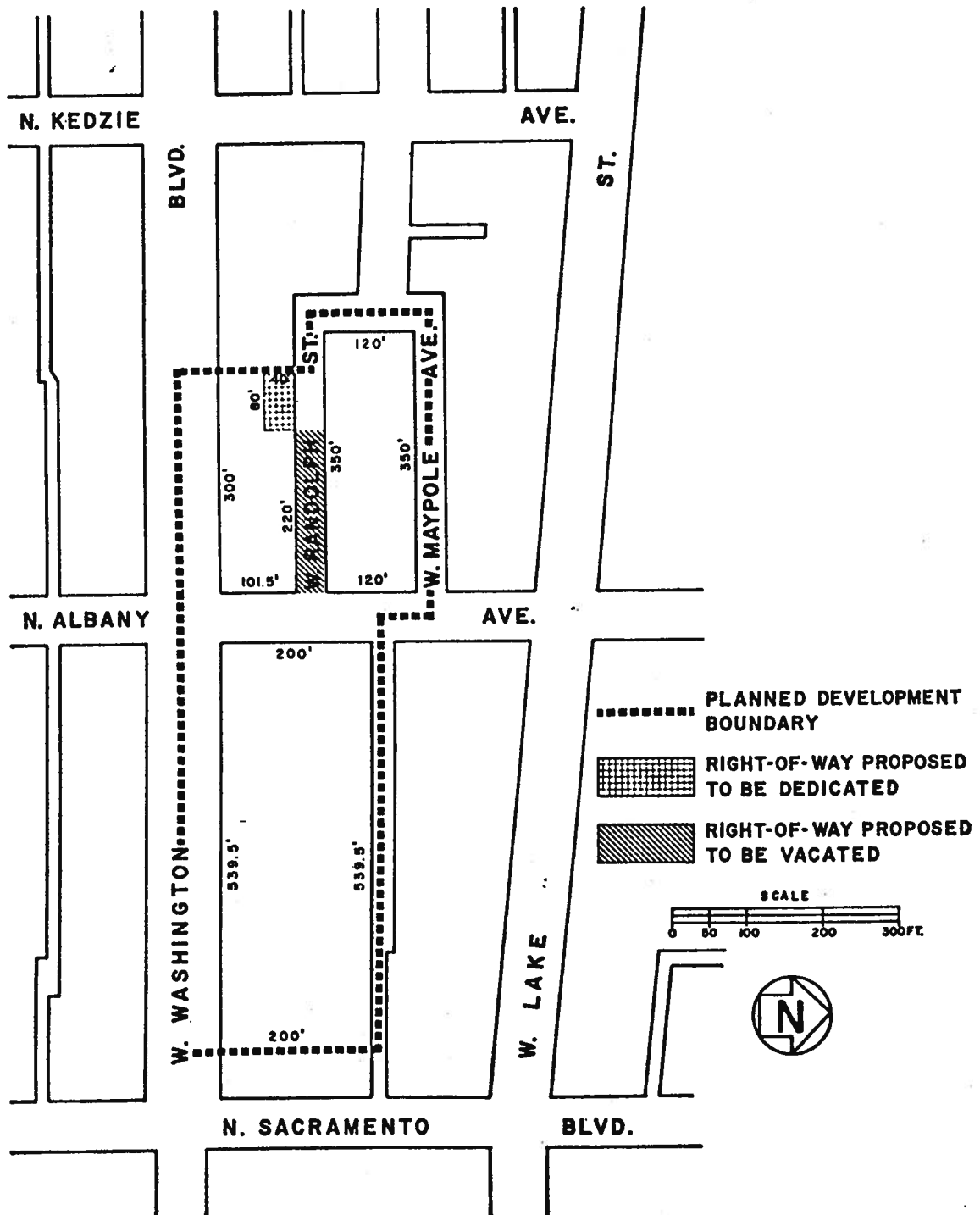
1. The area delineated herein as "Residential Planned Development No. 25, as amended" is under single ownership or control of M. Myers Associates, Inc.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. M. Myers Associates, Inc. is required to obtain all applicable official reviews, approvals or permits.
4. Service drives or any other ingress or egress not heretofore proposed to be dedicated shall be adequately designed and paved for motor vehicles, including emergency vehicles, in accordance with the regulations of the Department of Streets and Sanitation. There shall be no parking within such paved areas.
5. Use of land shall consist of low and moderate income-type housing, senior citizens housing, and related uses as authorized by the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with the regulations hereby made applicable thereto.
7. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of Development and Planning.

APPLICANT :
M. MYERS ASSOCIATES, INC.

DATE :
APRIL 26, 1972

RESIDENTIAL PLANNED DEVELOPMENT NO. 25, AS AMENDED

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

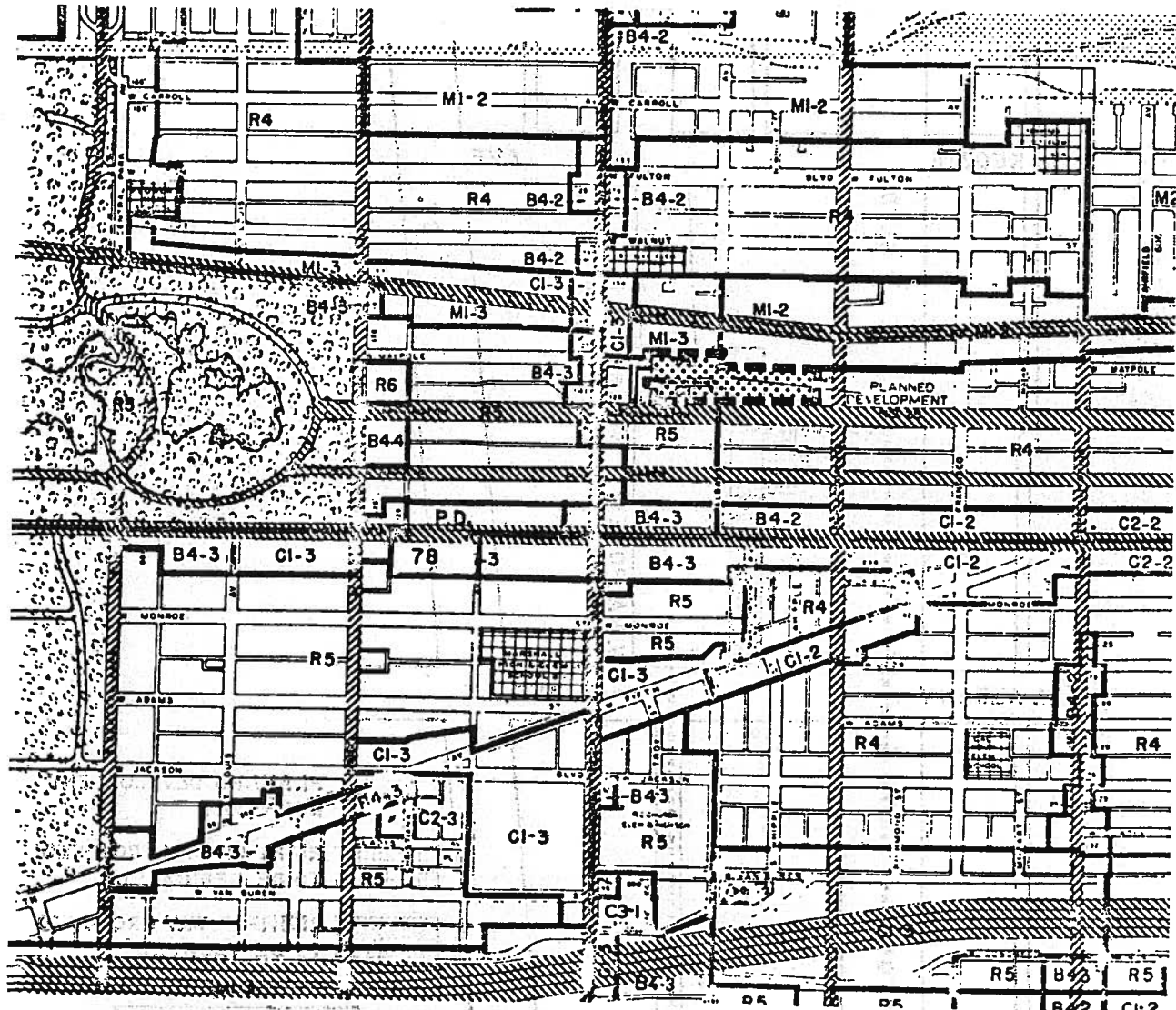







APPLICANT: M. MYERS ASSOCIATES, INC.

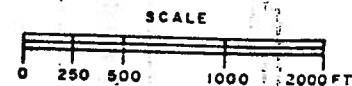
DATE: APRIL 26, 1972

**RESIDENTIAL PLANNED DEVELOPMENT
NO. 25, AS AMENDED**

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

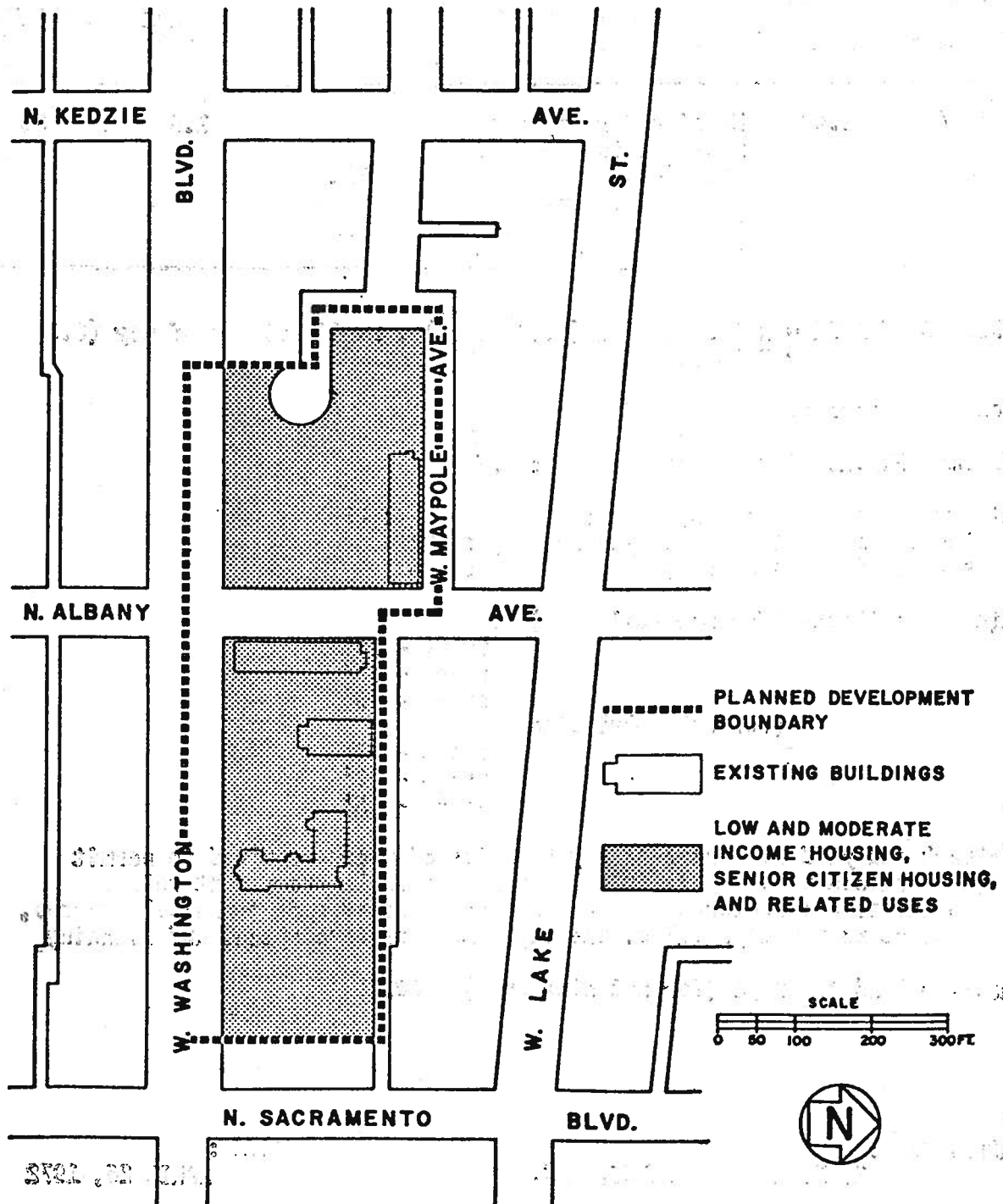


-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: M. MYERS ASSOCIATES, INC.
DATE: APRIL 26, 1972

RESIDENTIAL PLANNED DEVELOPMENT NO. 25, AS AMENDED GENERALIZED LAND USE MAP



APPLICANT: M. MYERS ASSOCIATES, INC.

DATE: APRIL 26, 1972

RESIDENTIAL PLANNED DEVELOPMENT NO. 25, as amended

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

<u>NET SITE AREA</u>		GENERAL DESCRIPTION OF LAND USE	ESTIMATED UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERAGE
SQUARE FT.	ACRES				
195,148	4.48	Housing for low and moderate income-type families, senior citizens housing, and related uses	222 75	1.6	30

GROSS SITE AREA = Net Site Area (4.48 acres) + Public rights of way (0.68 acres)
= 5.16 acres

Maximum number of units : 297

Maximum F.A.R. (for net site area) : 1.6

Minimum number of parking spaces : 238
low and moderate income-type housing : 222
senior citizens housing : 16

Minimum setbacks (for new buildings) :
front - 10'
rear - 30'
side - 15'
(for rehab buildings):
front - 3'
rear - 30'
side - 5'

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning

Maximum land coverage (for net site area) : 30%

APPLICANT :
M. MYERS ASSOCIATES, INC.

DATE :
APRIL 26, 1972

Reclassification of Area Shown on Map No. 15-P.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R1 Single Family Residence District symbols and indications as shown on Map No. 15-P in the area bounded by

a line 487.375 feet north of the center line of W. Bryn Mawr Avenue; a line 1341.66 feet east of the center line of N. East River Road; the center line of W. Bryn Mawr Avenue; and a line 180 feet east of the center line of N. East River Road,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 16-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 16-I in the area bounded by

W. 64th Street; the alley next east of and parallel to S. Kedzie Avenue; W. 65th Street; and S. Kedzie Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 26-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R1 Single Family Residence District symbols and indications as shown on Map No. 26-G in the area bounded by

the alley next south of and parallel to W. 103rd Street; S. Loomis Street; W. 104th Street; and S. Charles Street,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 1-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and all the R5 General Residence District symbols and indications as shown on Map No. 1-I in the area bounded by

W. Maypole Avenue; a line 374.75 feet west of N. Albany Avenue; W. Maypole Avenue; N. Albany Avenue; the alley north of and parallel to W. Washington Boulevard; a line 64.82 feet west of Sacramento Boulevard; the north line of W. Washington Boulevard; a line 150 feet west of N. Albany Avenue; the south line of W. Randolph Street; a line 174.5 feet west of N. Albany Avenue; the north line of W. Washington Boulevard; a line 300 feet west of N. Albany Avenue; W. Randolph Street; a line 374.75 feet west of N. Albany Avenue; the south line of W. Maypole Avenue; a line 424.5 feet west of N. Albany Avenue; the north line of W. Washington Boulevard; and a line 449.5 feet west of N. Albany Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The following is the Plan of Development attached to the foregoing ordinance:

Residential Planned Development #25

#A549
Passed
9/11/63
JCP-965

PLAN OF DEVELOPMENT

- Statements -

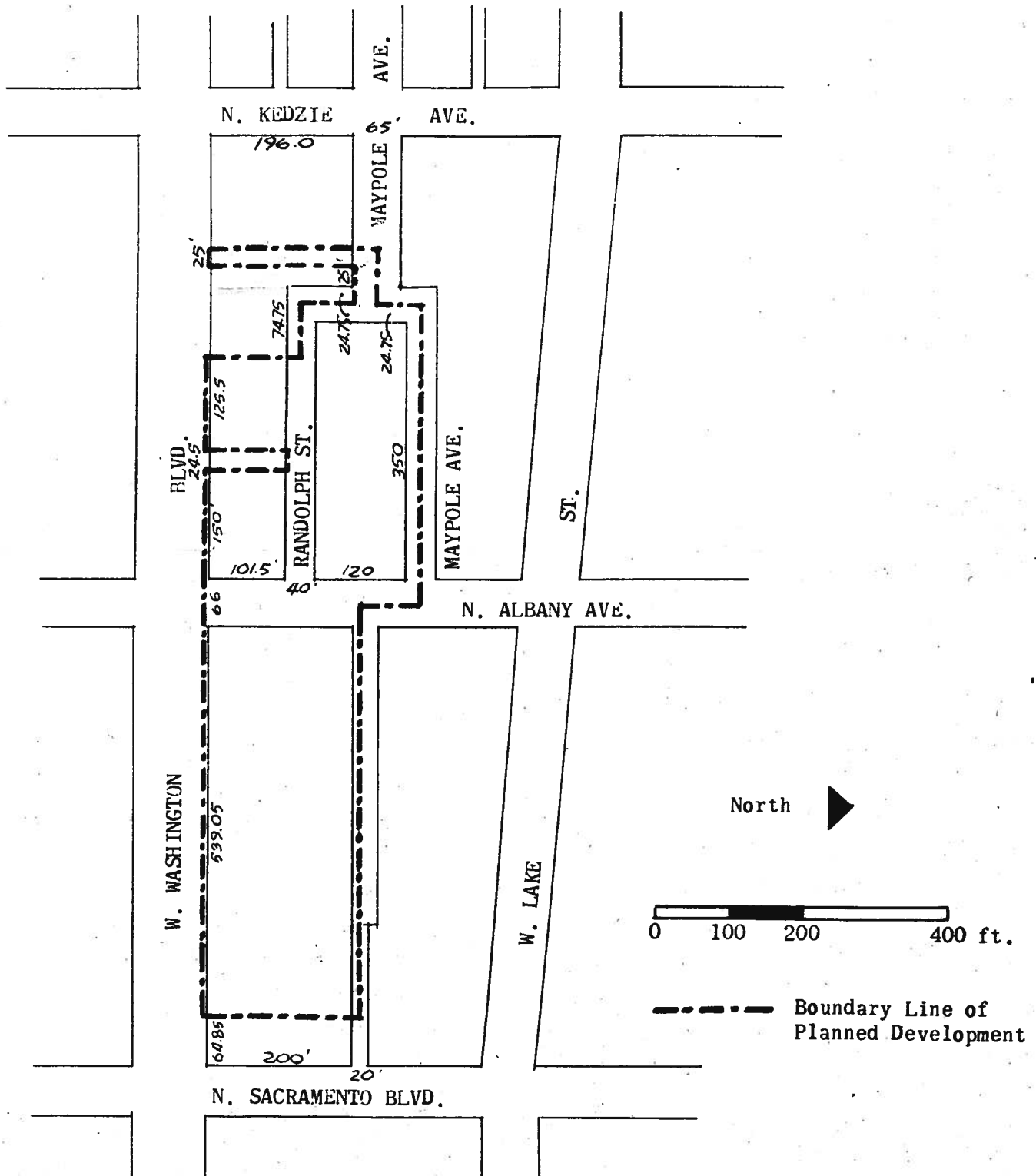
1. The area delineated herein as "Residential Planned Development" is under single ownership or control of the American Baptist Convention through the Northern Baptist Theological Seminary which has operated on the site for over 40 years and is in the process of being transferred to the control of the Midwest Baptist Homes, Inc. of the Denominations Division of Institutional Ministries.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. The Midwest Baptist Homes, Inc. is required to obtain all applicable official reviews, approvals, or permits.
4. Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of the land shall consist of Housing for Elderly Persons with related uses as authorized by the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said Planned Development and Data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
7. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures" in relation to Planned Developments as promulgated by the Commissioner of City Planning.
8. Midwest Baptist Homes, Inc. has been established as a NON-PROFIT organization.

MIDWEST BAPTIST HOMES, INC.

MARCH 18, 1963

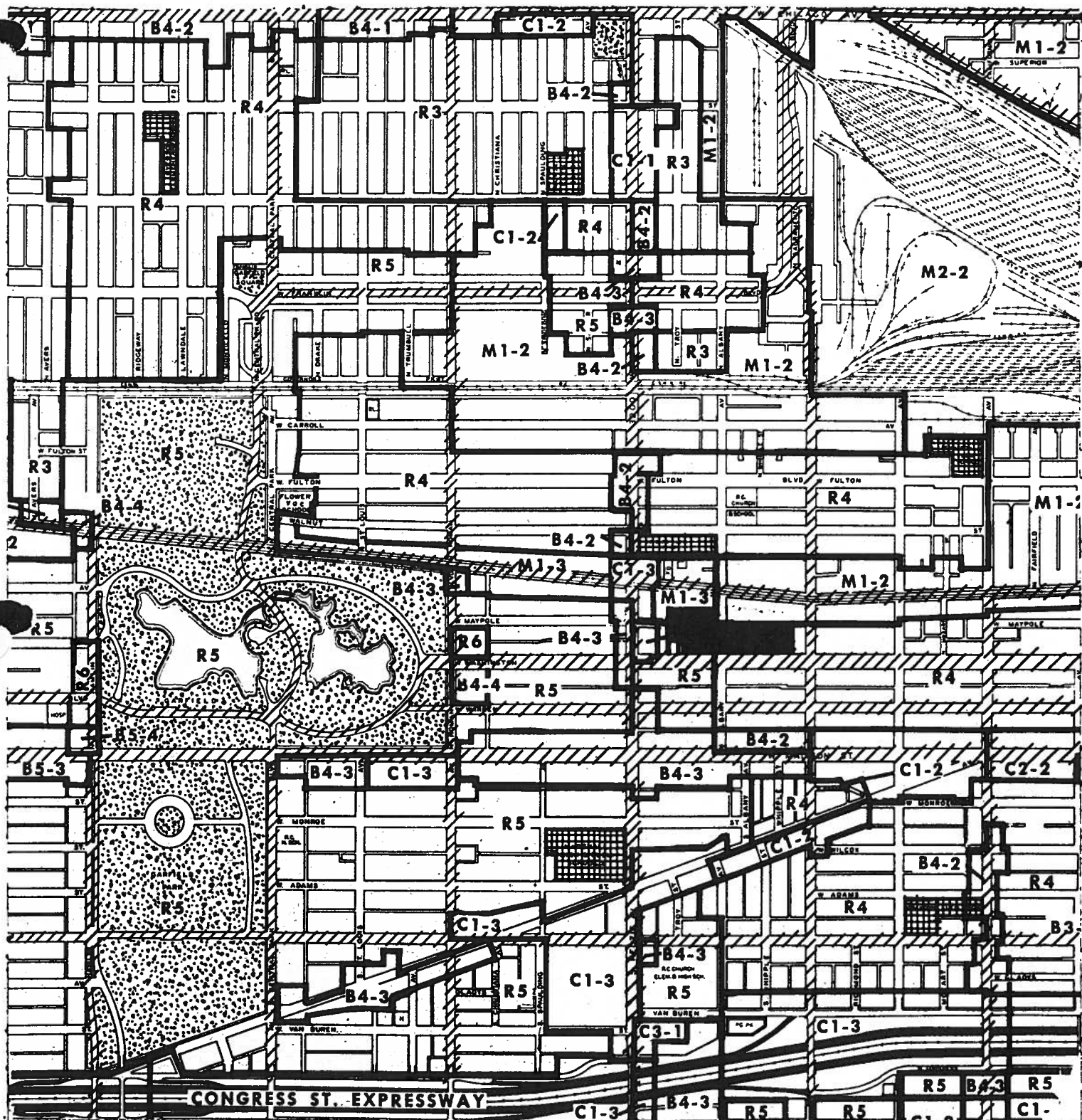
Residential Planned Development

PROPERTY LINE MAP & RIGHT - OF - WAY ADJUSTMENTS



Residential Planned Development

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



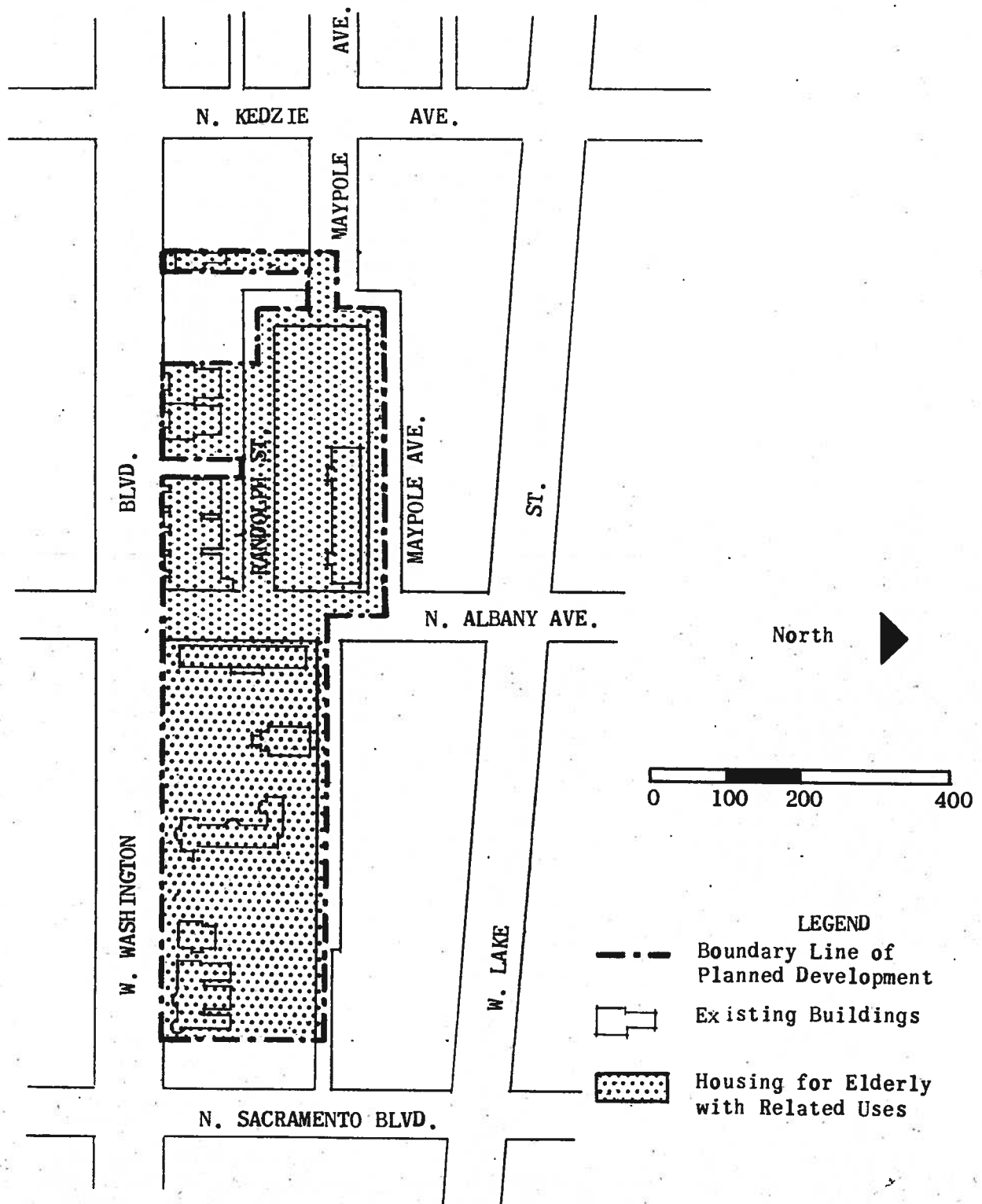
LEGEND

- Zoning Districts.....
- Preferential Streets.....
- Public Schools.....
- Parks & Playgrounds.....
- Proposed Residential Planned Development.....



Residential Planned Development

GENERALIZED LAND USE PLAN



Residential Planned Development

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	ESTIMATED UNITS	ESTIMATED NO. OF PERSONS/ACRE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERAGE
SQUARE FT.	ACRES					
182,435	4.18	Housing for Elderly Persons with Related Uses	Efficien- cy = 161 DU's = 108	107	2.0	35%

Gross Site Area = Net Site Area + Alleys and Streets
 = 4.18 Acres + 1.18 Acres
 = 5.36 Acres

Number of persons employed 30

Maximum number of units - Efficiency Units 161
 Dwelling Units 108

Maximum permitted F.A.R. for net site area 2.0

Minimum number of parking spaces 80

Actual number of parking spaces 80
 (off street parking requirements for future
 Housing for Elderly or Related Uses shall be
 provided as authorized by The Chicago Zoning
 Ordinance)

Estimated number of persons living on site 450

Land coverage (existing) 50,146 Sq. Ft.

Floor Area (existing) 142,219 Sq. Ft.

Minimum setbacks

Front... 15' or 12%

Rear.... 30'

Side.... 0' or 8' - 0" Voluntary

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or when necessary, because of technical reasons, subject to the approval of the Department of City Planning.

MIDWEST BAPTIST HOMES, INC.

MARCH 18, 1963